

From: Preetpal Singh <

Sent: Friday, June 26, 2026 3:46 PM

To: CLK-Appeals <

Subject: Appeal for Refund or Waiver of Vacant Building Fees – 272 McPhillips Street

EXTERNAL EMAIL : Proceed with Caution!

Think carefully before you click on a link, open an attachment, or scan a QR code.
NEVER provide User IDs or Passwords.

Dear Sir/Madam,

I am writing to respectfully appeal for a refund or waiver of the Vacant Building fees. Although both invoices have been paid in full as required, I believe the fees should be reconsidered.

The property is no longer vacant and is actively moving through the redevelopment process. A Development Permit has already been issued:

- Development Permit No. [26-131423](#) DP

The Building Permit application is also in process:

- Building Permit No. [26-179541](#) RP

We are currently waiting for the building permit to be finalized so that the restoration work can continue.

Since the property is no longer a vacant building and all required permits have been applied for and are progressing through the City's approval process, I respectfully request that the Vacant Building fees be refunded or waived.

For your reference, copies of the paid invoices, permit information, and supporting photographs are attached to this email.

Thank you for your time and consideration. I look forward to your favorable response.

Sincerely,

Preetpal Singh



Vacant Building Inspection Invoice

To 10253577 MANITOBA LTD.

May 29, 2026

Re: 272 McPhillips ST
Winnipeg MB
LOT 33//34 PLAN 1958 11ST J OTM

Invoice Date:
May 29, 2026

Invoice Number:
26 133456

REFERENCE	DESCRIPTION	FEES
New Charges		
26 133456	Schedule A Inspection Fee – Compliant	\$740.00
26 133456	Schedule A Escalator Fee – Compliant (2 × 515.00)	\$1,030.00
Outstanding Balance (see next page for details)		\$0.00
TOTAL PAYABLE UPON RECEIPT		\$1,770.00

As of the date of this invoice, the following orders remain outstanding - Order Number(s):

Payment options: cash, cheque, debit, credit card.

The City of Winnipeg
Licensing & Bylaw Enforcement
Main Floor, 395 Main Street, Winnipeg, MB, R3B 3N8
Hours: Monday – Friday 8:30 a.m. to 4:00 p.m.

If you have questions about this invoice or the vacant building inspection, please contact the Licensing & Bylaw Enforcement, Mario Gigliotti, at 431-335-0948.

Licensing & Bylaw Enforcement
Main Floor, 395 Main Street, Winnipeg, Manitoba R3B 3N8
Permis et exécution des règlements
395, rue Main, rez-de-chaussée, Winnipeg (Manitoba) R3B 3N8

T. | Tél. : 204-986-2234
F. | Fax : 204-986-4094
winnipeg.ca

STATEMENT OF PREVIOUS VACANT BUILDING INVOICE(S)

REFERENCE	DESCRIPTION	STATUS / BALANCE
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TOTAL OUTSTANDING BALANCE	\$0.00
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IMPORTANT INFORMATION

1. ANNUAL SCHEDULE A INSPECTIONS

- Pursuant to Division 4 Section 15(2) of the Vacant Buildings By-law 79/2010, all vacant buildings are required to be inspected annually. The Vacant Buildings By-law also allows for the City of Winnipeg to charge an inspection fee.
- Failure to pay the invoiced amount on or before **June 29, 2026** may result in legal action. Such action may include: issuing a Penalty Notice, engaging the services of a collection agency, or registering a caveat on the title of the property if not paid in full.

2. REFUND INFORMATION

- Remit payment of any outstanding fees to Licensing & Bylaw Enforcement to obtain a receipt.
- Apply to the Designated Committee for a refund in whole or in part of any eligible part of a fee that has been paid.
- Refunds are only applicable towards the "New Charges" amount of the most recent invoice.
- The application for a refund, accompanied with the applicable invoice and payment receipt, must be received by the City Clerk's Department within 30 days from the date the new charges amount became payable.
- Full refund information can be found in Division 5 Section 24 of the Vacant Buildings By-law 79/2010.

3. Empty Building Fee

- Effective September 26, 2024, all vacant buildings that have been the subject of three or more "Schedule A" inspections will be assessed an annual Empty Building Fee equal to the amount of **2% of the most recent assessed value of the vacant building**

4. Fire Protection Service Fees

Vacant Buildings under enforcement of the Vacant Buildings Bylaw 79/2010 that have one or more "Schedule A" (vacant building) inspections can be subject to fire protection service fees should they experience a fire. Any questions pertaining to fire protection service fees can be directed to the Winnipeg Fire Paramedic Service.

Licensing & Bylaw Enforcement

Main Floor, 395 Main Street, Winnipeg, Manitoba R3B 3N8

Permis et exécution des règlements

395, rue Main, rez-de-chaussée, Winnipeg (Manitoba) R3B 3N8

T. | Tél. : 204-986-2234

F. | Fax : 204-986-4094

winnipeg.ca

Payment Receipt

Licensing & Bylaw Enforcement

395 Main ST
Winnipeg, MB R3B 3N8

Received From
10253577 MANITOBA LTD.

Date	2026-06-26
Payment Method	MasterCard
Check/Ref No	

Payment Amount	\$6,140.00
Total Amount Due	\$0.00

Invoices Paid

Date	Invoice Number	Amount Due	Amount Applied
2026-06-08	1432243-424	\$6,140.00	\$6,140.00



**Licensing & By-law Enforcement
Empty Building Fee**

Invoice

Date	Invoice #
2026-06-08	1432243-424

Invoice To
10253577 MANITOBA LTD.

Account Number

Terms
Net 60

Description	Amount
2026 EMPTY BUILDING FEE INVOICE - 272 MCPHILLIPS ST	6,140.00
GST/HST No.	Total \$6,140.00
	Balances over 30 Days are subject to late penalties

PLEASE NOTE:

Where there is more than one registered owner listed on the Assessment and Tax Records, a copy of this document has been sent to each owner.
Any payments made to this account by any owner will reflect on the next Account Statement, a copy of which will also be sent to each owner.

Payment options: cash, cheque, debit, credit card.
The City of Winnipeg
Licensing & By-law Enforcement
Main Floor - 395 Main Street, Winnipeg, MB, R3B 3N8
Hours: Monday - Friday 8:30 a.m. to 4:00 p.m.

Please send cheques by mail or call to make a credit card payment
If you have questions about this invoice please call 204-986-2234 or email CMS-LBE@winnipeg.ca

RECEIPT

No: 1345447

License Type: Invoice Vacant Building

License Number: 26133456 IVB

Name of Payor: 10253577 MANITOBA LTD.

Expires:

Memo:

G/L Account

001-442094-622803-62283-080

Paid

\$1,770.00

Paid : \$1,770.00 (Mastercard)

Received by: Licensing Clerk
(Signature)

Date: 2026-06-26